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Union Court Canal Street
Campbell Park Milton Keynes



Property Description

Connells Estate Agents are pleased to be able to bring to the market this two bedroom upper floor apartment on one of Milton Keynes' most prestigious new development, Campbell Wharf.

This 50% SHARED OWNERSHIP property has a premium of £5,000

The block is accessed via a secure communal entrance. In the apartment, you have an entrance hall, open plan lounge has a double glazed sliding patio door which leads to a large balcony, and kitchen, the primary bedroom has an en-suite shower room, there is a second bedroom and a bathroom. This property also benefits from underground parking.

Please see the full range of image as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Campbell Wharf is one of the most renowned new developments in Milton Keynes and is by Crest Nicholson. The site is still under construction, being built alongside the Grand Union Canal and a newly created marina. There will be a range of local amenities that will be on the development, including the new pub/eatery that is now open - The Wharbler on the Wharf.

A few minutes walk away you will find the beautiful Campbell Park, offering pleasant surroundings and walks. A little further afield is Centre:MK where you will find a large selection of retail, entertainment and recreational facilities. Milton Keynes also has a mainline railway station with regular and direct links into London Euston, with journey times of approximately 30 minutes.

Vent Axia System

Throughout the whole apartment.

Entrance Hall

Door to the front, double airing cupboard with washing machine, mobile phone access, ip guard access by smart phone.

Lounge

20' 3" x 13' 11" (6.17m x 4.24m)

Open Plan, double glazed sliding patio door leading to a large balcony, double glazed window to the side, two wall mounted radiators, tv and telephone points.

Kitchen

Open plan, fitted kitchen, eye base soft closing units, worksurfaces, stainless steel sink drainer, part tiled, built in electric hob, oven and extractor hood over, extractor fan, built in dishwasher and a fridge/freezer.

Bedroom 1

18' 6" max x 11' 7" max (5.64m max x 3.53m max)

Double glazed window to the side, wall mounted radiator, built in wardrobes, extractor fan.

En Suite

Double shower cubicle, heated towel radiator, w/c, wash hand basin, shaving point, part tiled, extractor fan.

Bedroom 2

13' 4" x 9' 7" (4.06m x 2.92m)

Double glazed window to the side, wall mounted radiator, extractor fan.

Bathroom

Bath, mixer taps, shower over, w/c, wash hand basin, heated towel radiator, part tiled, shaving point, extractor fan.

Parking

Underground parking for one vehicle, number 79.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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